

Replacement Windows/Doors Frequently Asked Questions

Q: Do I need to get a permit to replace existing doors and windows?

A: If you are replacing them in the exact size opening that currently exists, no. If any modifications to the existing framed opening is required, yes.

Q: Are there any special requirements I should know?

A: Yes. The following are items to be aware of:

1. Any door leading from the home directly into a garage must be a minimum 1-3/8 inch solid wood door, 1-3/8 inch solid or honeycomb steel door or a 20-minute fire-rated door. Unless specialty fire glass, there should be no glass in the door.
2. Any glass within 24 inches of either side of a door must be safety glazed.
3. All glazing within doors must be safety glass.
4. Glass within 18 inches of the walking surface and greater than 9 sq. feet for any single pane of glass must be safety glass.
5. Any glazing installed within bathing areas less than 5 feet high from the drain must be safety glazed.
6. Glazing is required adjacent to stairways, landings and ramps within 36 inches of the walking surface when the glass is less than 60 inches above the walking surface.
7. If you have a swimming pool or hot tub area, call the Building and Inspection Division at 952-563-8930 for regulations.
8. Any glazing, within 5 feet of the bottom of a stairway must be safety glazed. Stairway may be interior or exterior.
9. All windows and doors must have **corrosion resistant flashing** installed over the top of the unit.
10. All windows and doors must conform with the *Minnesota Energy Code*. The maximum U Value allowed is .35.

Clarification: A .37 U-Value would **not** comply. A .30 U -Value is **better** than a .35 U-Value.

When replacing 50 percent or more of the windows or doors in a home, the home must have a combustion air supply; **or** be equipped with carbon monoxide alarms; **or** contain all direct vent or all electric appliances for space and water heating.

Q: What are the requirements for replacement of bedroom egress (escape) windows?

A: The 2007 *Minnesota State Building Code* requires the following:

1. The replacement window is the manufacturer's largest standard size window that will fit within the existing frame or existing rough opening. The replacement window shall be permitted to be of the same operating style as the existing window or a style that provides for a greater window opening than the existing.
2. The rooms are not used for any Minnesota state licensed purpose requiring an egress window; and
3. The window is not required to be replaced pursuant to a locally adopted rental or licensing code.

The current egress code is as follows:

1. A minimum net clear opening of 5.7 square feet.
Exception: Grade floor openings may have a minimum net clear opening of 5 square feet.
2. The minimum net clear opening height shall be 24 inches. For double hung windows this means the measurement is for the lower sash only, not a combination of both sashes.
3. The minimum net clear opening width shall be 20 inches. Most commonly a casement window.
The maximum height from the floor to the sill is 44 inches.
4. Each sleeping room shall have a minimum of one window meeting these requirements or a door leading directly out of the room to the exterior of the home.

Note: For more information or additional handouts, visit www.ci.bloomington.mn.us, keyword: Egress escape windows.

See reverse for information on calculating window sizes and code requirements for dwelling egress windows.

Calculating open area for window in square feet

| Height | Width | | | | | | | | | | | | | | | | |
|--------|-------|-----|-----|-----|------|------|------|------|------|------|------|------|------|------|------|------|------|
| | 20" | 21" | 22" | 23" | 24" | 25" | 26" | 27" | 28" | 29" | 30" | 31" | 32" | 33" | 34" | 35" | 36" |
| 24" | 3.3 | 3.5 | 3.7 | 3.8 | 4.0 | 4.2 | 4.3 | 4.5 | 4.7 | 4.8 | 5.0 | 5.2 | 5.3 | 5.5 | 5.7 | 5.8 | 6.0 |
| 26" | 3.6 | 3.8 | 4.0 | 4.2 | 4.3 | 4.5 | 4.7 | 4.9 | 5.1 | 5.2 | 5.4 | 5.6 | 5.8 | 6.0 | 6.1 | 6.3 | 6.5 |
| 28" | 3.9 | 4.1 | 4.3 | 4.5 | 4.7 | 4.9 | 5.1 | 5.3 | 5.4 | 5.6 | 5.8 | 6.0 | 6.2 | 6.4 | 6.6 | 6.8 | 7.0 |
| 30" | 4.2 | 4.4 | 4.6 | 4.8 | 5.0 | 5.2 | 5.4 | 5.6 | 5.8 | 6.0 | 6.3 | 6.5 | 6.7 | 6.9 | 7.1 | 7.3 | 7.5 |
| 32" | 4.4 | 4.7 | 4.9 | 5.1 | 5.3 | 5.6 | 5.8 | 6.0 | 6.2 | 6.4 | 6.7 | 6.9 | 7.1 | 7.3 | 7.6 | 7.8 | 8.0 |
| 34" | 4.7 | 5.0 | 5.2 | 5.4 | 5.7 | 5.9 | 6.1 | 6.4 | 6.6 | 6.8 | 7.1 | 7.3 | 7.6 | 7.8 | 8.0 | 8.3 | 8.5 |
| 36" | 5.0 | 5.3 | 5.5 | 5.8 | 6.0 | 6.3 | 6.5 | 6.8 | 7.0 | 7.3 | 7.5 | 7.8 | 8.0 | 8.3 | 8.5 | 8.8 | 9.0 |
| 38" | 5.3 | 5.5 | 5.8 | 6.1 | 6.3 | 6.6 | 6.9 | 7.1 | 7.4 | 7.7 | 7.9 | 8.2 | 8.4 | 8.7 | 9.0 | 9.2 | 9.5 |
| 40" | 5.6 | 5.8 | 6.1 | 6.4 | 6.7 | 6.9 | 7.2 | 7.5 | 7.8 | 8.1 | 8.3 | 8.6 | 8.9 | 9.2 | 9.4 | 9.7 | 10.0 |
| 42" | 5.8 | 6.1 | 6.4 | 6.7 | 7.0 | 7.3 | 7.6 | 7.9 | 8.2 | 8.5 | 8.8 | 9.0 | 9.3 | 9.6 | 9.9 | 10.2 | 10.5 |
| 44" | 6.1 | 6.4 | 6.7 | 7.0 | 7.3 | 7.6 | 7.9 | 8.3 | 8.6 | 8.9 | 9.2 | 9.5 | 9.8 | 10.1 | 10.4 | 10.7 | 11.0 |
| 46" | 6.4 | 6.7 | 7.0 | 7.3 | 7.7 | 8.0 | 8.3 | 8.6 | 8.9 | 9.3 | 9.6 | 10.0 | 10.2 | 10.5 | 10.9 | 11.2 | 11.5 |
| 48" | 6.7 | 7.0 | 7.3 | 7.7 | 8.0 | 8.3 | 8.7 | 9.0 | 9.3 | 9.7 | 10.0 | 10.3 | 10.7 | 11.0 | 11.3 | 11.7 | 12.0 |
| 50" | 6.9 | 7.3 | 7.6 | 8.0 | 8.3 | 8.7 | 9.0 | 9.4 | 9.7 | 10.1 | 10.4 | 10.8 | 11.1 | 11.5 | 11.8 | 12.2 | 12.5 |
| 52" | 7.2 | 7.6 | 7.9 | 8.3 | 8.7 | 9.0 | 9.4 | 9.8 | 10.1 | 10.5 | 10.8 | 11.2 | 11.6 | 11.9 | 12.3 | 12.6 | 13.0 |
| 54" | 7.5 | 7.9 | 8.3 | 8.6 | 9.0 | 9.4 | 9.8 | 10.1 | 10.5 | 10.9 | 11.3 | 11.6 | 12.0 | 12.4 | 12.8 | 13.1 | 13.5 |
| 56" | 7.8 | 8.2 | 8.6 | 8.9 | 9.3 | 9.7 | 10.1 | 10.5 | 10.9 | 11.3 | 11.7 | 12.1 | 12.4 | 12.8 | 13.2 | 13.6 | 14.0 |
| 58" | 8.0 | 8.5 | 8.9 | 9.3 | 9.7 | 10.1 | 10.5 | 10.9 | 11.3 | 11.7 | 12.1 | 12.5 | 12.9 | 13.3 | 13.7 | 14.1 | 14.5 |
| 60" | 8.3 | 8.8 | 9.2 | 9.6 | 10.0 | 10.4 | 10.8 | 11.3 | 11.7 | 12.1 | 12.5 | 12.9 | 13.3 | 13.8 | 14.2 | 14.6 | 15.0 |

Code history requirements for dwelling egress windows

The chart below indicates the minimum allowable size of egress windows when reducing the size of a window opening. The minimum allowable size is determined by the year the home was built.

| U.B.C. | Section | Sill height | Net opening | Minimum height | Minimum width |
|-------------|----------------|----------------|-----------------|----------------|----------------|
| 1961 | No requirement | No requirement | No requirement | No requirement | No requirement |
| 1964 | 3320.0 | 48" | 5.0 Square feet | 24" | 24" |
| 1967 | 3320.0 | 48" | 5.0 Square feet | 22" | 22" |
| 1970 - 1973 | 1404.0 | 48" | 5.0 Square feet | 22" | 22" |
| 1976 | 1404.0 | 44" | 5.7 Square feet | 24" | 20" |
| 1979 - 1991 | 1204.0 | 44" | 5.7 Square feet | 24" | 20" |
| 1994 | 310.4 | 44" | 5.7 Square feet | 24" | 20" |